



**WESTWOOD**  
NET LEASE ADVISORS



# O'REILLY AUTO PARTS

420 CHASTAIN BLVD GLENCOE, AL 35905

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## PROPERTY SUMMARY



Purchase Price:	\$1,849,000
Cap Rate:	5.37%
NOI:	\$99,366.72
Building Size:	+/- 7,160 Square Feet
Lot Size:	+/- 2.87 Acres



## LEASE SUMMARY



Lease Commencement:	March 4, 2019
Lease Expiration:	February 28, 2034
Lease Type:	NN (Roof & Structure)*
Tenant:	O'Reilly Automotive Stores, Inc
Options:	Four-(5) Year

\*The roof has a 20-year limited roof warranty.



# HIGHLIGHTS



- ❑ **Corporate Entity**- O'Reilly Auto Parts is an investment grade tenant S&P "BBB" rated with over 5,600 locations across the US.
- ❑ **Passive Lease Structure**-Landlord Friendly Lease with Minimal Landlord Obligations making this an attractive investment opportunity
- ❑ **Strong Retail Corridor**-The Subject Property is Located on the Main Retail Corridor in Glencoe with many national retailers in the area including McDonald's, Dollar General, Tractor Supply, Subway, Dominos, Regions Bank, and more
- ❑ **High Traffic Counts**-Traffic Averages Around 17,762 Cars Per Day by the Subject Property providing high visibility and exposure



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# PROPERTY DESCRIPTION

The property offers investors the opportunity to acquire an Investment Grade Tenant in O'Reilly Auto Parts. The property is subject to a landlord-friendly NN lease until February 2034 with Four-(5) Year Options to extend the lease. Strategically located along the primary thoroughfare in Glencoe, AL, the site is characterized by robust traffic counts exceeding 17,000 vehicles daily. The building measures approximately 7,160 SF and is sited on an oversized lot spanning approximately 2.87 acres, potentially presenting landlords with a valuable opportunity to subdivide and sell or develop the remaining portion of the parcel in the future.

The area surrounding the property boasts several national retailers, including McDonald's, Dollar General, Tractor Supply, Subway, Dominos, Regions Bank, among others. There is continued growth and expansion of retailers in the vicinity, further enhancing the property's potential for sustained success.

<u>Demographic Highlights</u>	<u>1 mile</u>	<u>5 miles</u>	<u>10 miles</u>
Population	2,675	27,506	83,309
2020 Households	1,155	11,239	33,104
Avg. HH Income	\$61,180	\$63,563	\$60,378





# RENT ROLL

Initial Term	
Years 1-10	\$99,366.72
Years 11-15	\$105,328.80

Option Periods	
Years 15-20	\$111,648.48
Years 20-25	\$118,347.36
Years 25-30	\$125,448.24
Years 30-35	\$132,975.12

# ABOUT THE TENANT

O'Reilly Auto Parts is a leading retailer of automotive parts, tools, and accessories in the United States. With more than 5,600 stores across the country, O'Reilly Auto Parts has established itself as a trusted and reliable source for all things automotive.

Since its founding in 1957, O'Reilly Auto Parts has experienced significant growth and expansion. The company initially operated out of a single store in Springfield, Missouri, but quickly grew to multiple locations in the state. Today, O'Reilly Auto Parts has stores in 47 states across the US, with plans for continued expansion in the future.

O'Reilly Auto Parts' impressive growth can also be seen in its financial performance. In 2021, the company reported total revenues of \$13.7 billion, an increase of 15.2% from the previous year. This growth has been driven by strong sales across all product categories, as well as the continued expansion of the company's store network.

Despite its significant growth, O'Reilly Auto Parts remains committed to providing the highest level of customer service and product quality. The company's knowledgeable staff and extensive inventory of over 200,000 products ensures that customers can find the parts and accessories they need, whether they're professional mechanics or do-it-yourselfers.

Overall, O'Reilly Auto Parts' growth and success are a testament to the company's commitment to providing exceptional service, quality products, and competitive pricing to its customers. With its continued expansion and focus on customer satisfaction, O'Reilly Auto Parts is well-positioned for continued success in the automotive industry.



**Credit Rating:**  
**S&P "BBB"**

**Locations:**  
**5616+**

**Revenue:**  
**\$11.6 Billion**

**No of Employees:**  
**+/- 77,600**





DOLLAR GENERAL

TSC TRACTOR  
SUPPLY CO

Domino's  
Pizza

KRISPY  
KRUNCHY  
CHICKEN

McDonald's

DSC

Glencoe High  
School-1,500+  
Students

EXXON  
Mobil

TEXACO

Big Chief

Glencoe Middle  
School-300+  
Students

O'Reilly  
AUTO PARTS

17,762 VPD

REGIONS  
BANK

BRIARMEADE  
Golf Club

SUBWAY



# ABOUT GLENCOE, ALABAMA

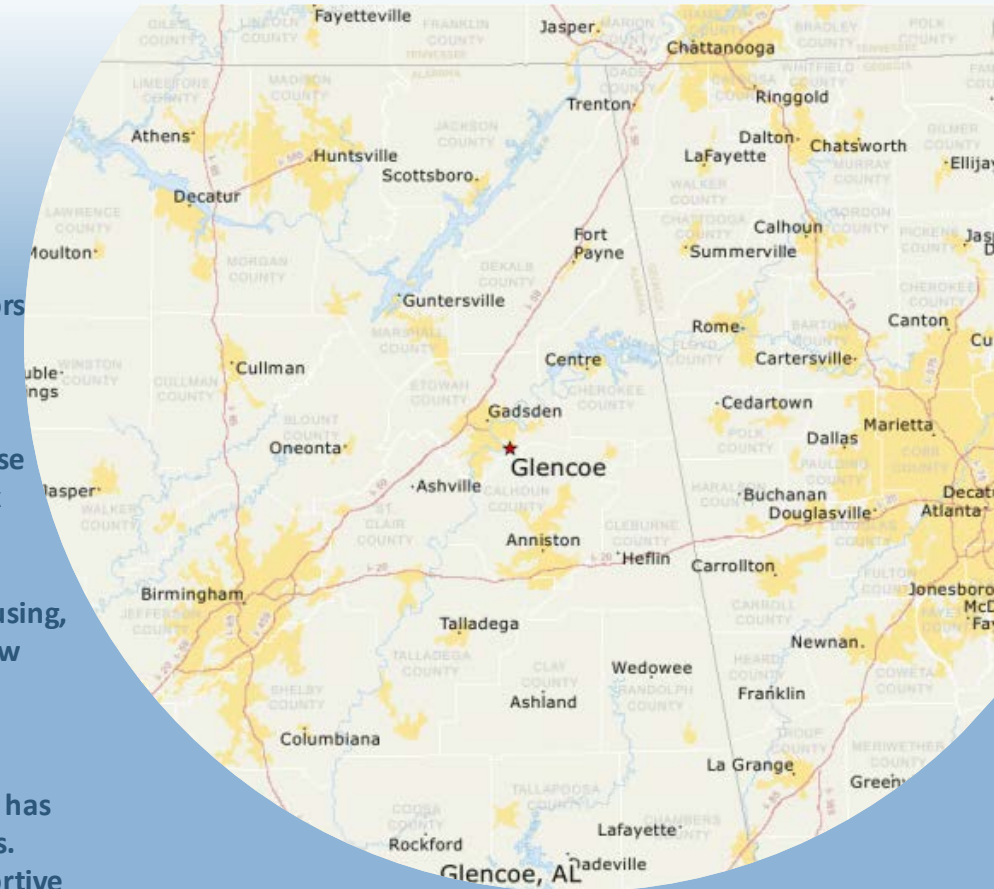
Glencoe, Alabama is a vibrant and thriving community that has experienced tremendous economic growth and development in recent years. The city's strategic location, business-friendly environment, and focus on community investment have helped drive its success and position it as a prime destination for businesses, residents, and investors alike.

One of the key indicators of Glencoe's economic growth is its commercial developments. The city has seen a steady stream of new businesses opening in recent years, including retail stores, restaurants, and professional services. These new businesses have not only brought new job opportunities to the area but have also helped increase the city's tax base, providing additional funding for public services and amenities.

Glencoe's economic growth has also had a positive impact on its real estate market. With increasing demand for housing, the city has seen a rise in property values and new residential developments. This has provided opportunities for new homebuyers, as well as real estate investors seeking to take advantage of the city's growth and potential for future appreciation.

In addition to its economic and real estate growth, Glencoe is also home to a vibrant and active community. The city has invested in a range of public amenities and services, including parks, recreational facilities, and community programs. This has helped create a strong sense of community pride and engagement, making Glencoe a welcoming and supportive place to call home.

Overall, Glencoe, Alabama is a city on the rise, with a bright future ahead. Its economic growth, commercial developments, and real estate opportunities make it an attractive destination for businesses, investors, and residents alike. With its commitment to community investment and continued growth, Glencoe is a city to watch in the years ahead.



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## FOR MORE INFORMATION



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